



## Kelmscott Rise, Tollgate Hill, Crawley, RH11 9TX

Positioned in the desirable area of Tollgate Hill, Crawley, this well-presented modern terraced house offers a delightful living experience. With two spacious double bedrooms, this home is perfect for small families, couples, or individuals seeking extra space. The property features a welcoming reception room that provides a comfortable area for relaxation and entertaining.

Convenience is key, as this charming residence is situated close to local amenities and reputable schools, making it an ideal choice for families. The modern family bathroom is designed with both style and functionality in mind, while the added benefit of a downstairs cloakroom enhances the practicality of the home.

Step outside to discover a private rear garden, complete with a patio area, perfect for enjoying the outdoors or hosting gatherings with friends and family. This outdoor space offers a tranquil retreat from the hustle and bustle of daily life.

In summary, this terraced house on Tollgate Hill combines modern living with convenience, making it a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this lovely property your new home.

***Offers In Excess Of £333,000 Freehold***

# Kelmscott Rise, Tollgate Hill, Crawley, RH11 9TX



- Well-presented two double bedroom terraced home
- Fully Fitted Kitchen
- Private rear garden with patio
- Downstairs Cloakroom
- Two doubles with built-in wardrobes
- Close to amenities, schools & transport links
- Spacious lounge / diner with garden access
- Modern family bathroom

## Entrance Hall

8'4" x 4'1" (2.54 x 1.24)

## Cloakroom

5'4" x 3'0" (1.63 x 0.91)

## Kitchen

9'7" x 8'5" (2.92 x 2.57)

## Living Room

17'1" x 13'2" (5.21 x 4.01)

## Stairs to First Floor

## Landing

13'9" x 6'9" (4.19 x 2.06)

## Bedroom

11'10" x 10'3" (3.61 x 3.12)

## Bedroom

10'3" x 7'4" (3.12 x 2.24)

## Bathroom

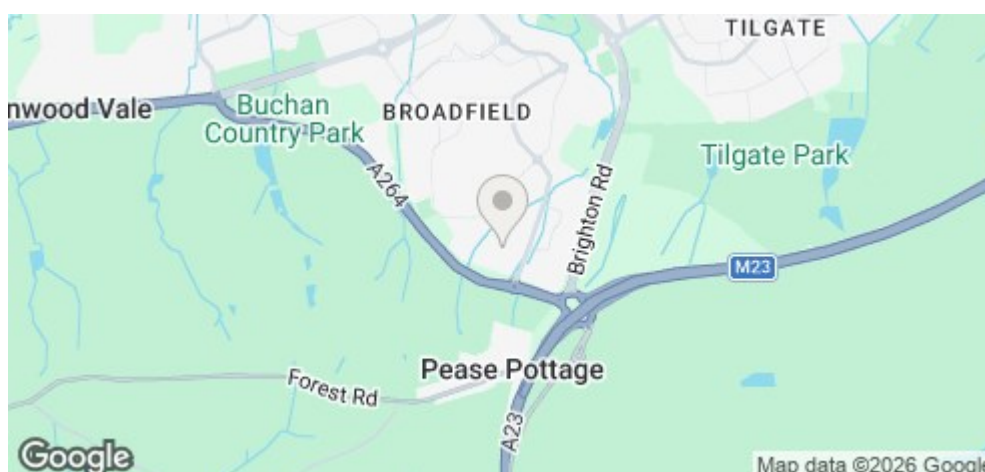
7'6" x 6'6" (2.29 x 1.98)

## Outside

## Front Garden

## Rear Garden

## Council Tax Band: C







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**Branch Address: 2 Brittingham House Orchard Street, Crawley,  
West Sussex, RH11 7AE**

**Tel: 01293 552388**

**Email: [sales@taylor-robinson.co.uk](mailto:sales@taylor-robinson.co.uk)**

**www.taylor-robinson.co.uk**

